

EPS2191

PAGE 1 OF 6 PAGES

SURVEY PLAN CERTIFICATION PROVINCE OF BRITISH COLUMBIA

0787

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.



1. BC LAND SURVEYOR: (Name, address, phone number)

JASON C. KOZINA
1-15 CADILLAC AVENUE

www.islandsurveying.ca

VICTORIA BC V8Z 1T3

Surveyor General Certification [For Surveyor General Use Only]

Fee Collected for Document: \$0.00

2. PLAN IDENTIFICATION:

Control Number: **142-506-0246**

Plan Number: **EPS2191**

This original plan number assignment was done under Commission #: **787**

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2014 August 18 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2014 August 20 (YYYY/Month/DD) **164687**

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2014 August 18 (YYYY/Month/DD) None Strata Form S

None Strata Form U1 Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2014 August 18 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

LTO Document Reference: **CA4221469**

This is an alteration to a previous version of this plan identified by control number: **141-643-1898**

DESCRIPTION OF ALTERATION: SEE SCHEDULE

4. DESCRIPTION OF ALTERATION (continued)

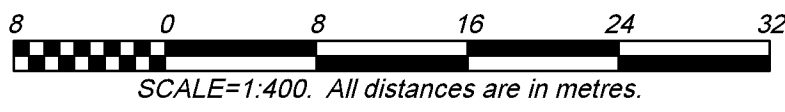
PAGE 2 OF 6 PAGES

Added notation for LCP 4, deck and area on sheet 2 of 4.

PHASED STRATA PLAN OF LOT 2, SECTION 25, SOOKE DISTRICT, PLAN VIP82237.

SHEET 1 OF 4 SHEETS STRATA PLAN EPS2191 PHASE 1

BCGS 92B.032



Capital Regional Assessment Area

The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:400.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10. To obtain local astronomic bearings referred to the meridian passing through Iron Post 1, subtract 0°32'37".

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from single point positioning techniques using the Precise Point Positioning (PPP) service of Natural Resources Canada.

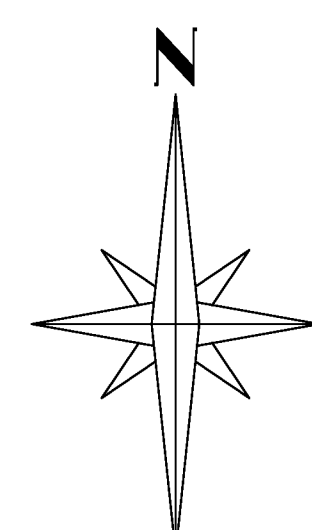
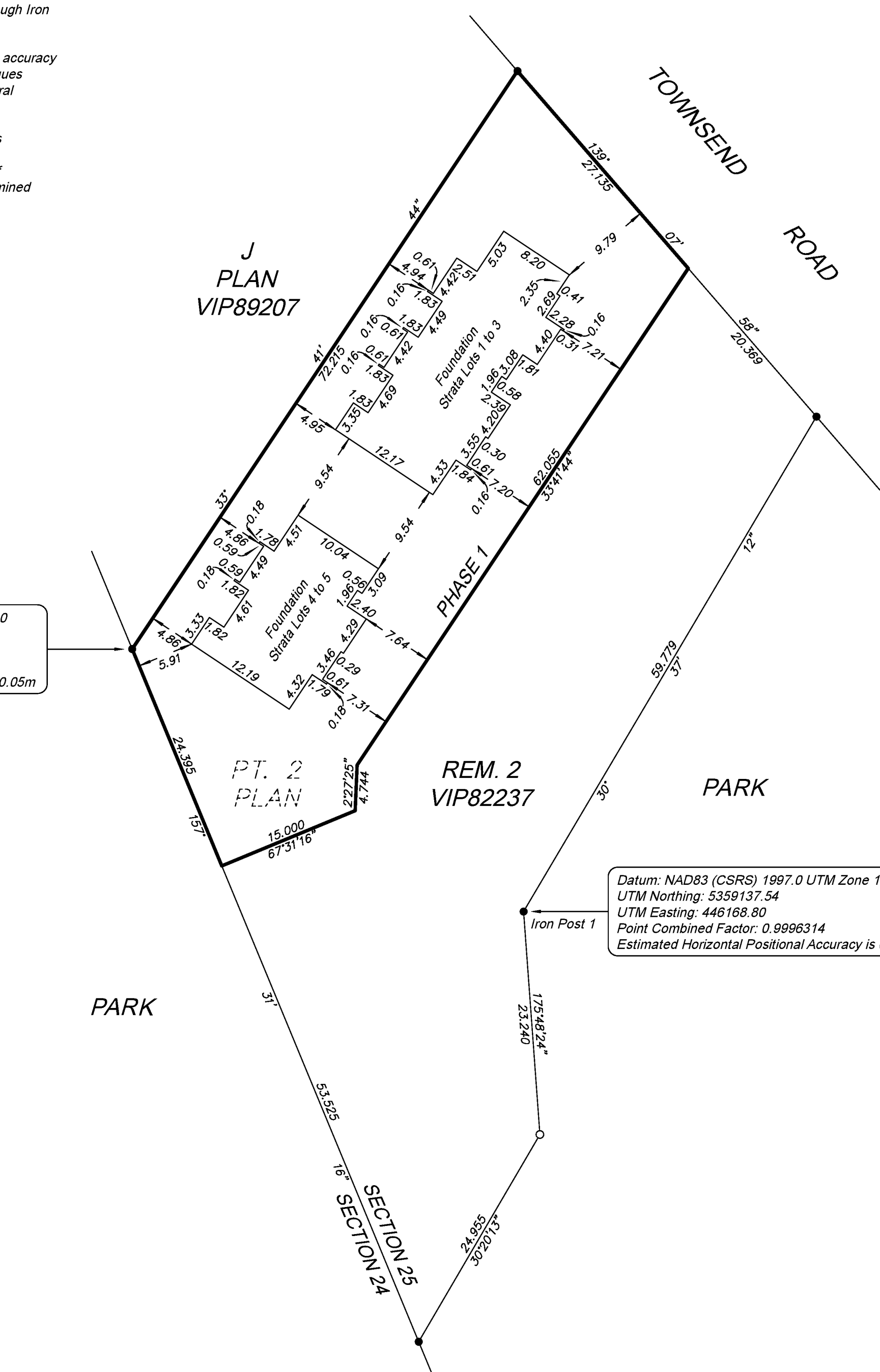
This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999631. The average combined factor has been determined based on an ellipsoidal elevation of 30 metres.

LEGEND

- Found Placed Denotes Standard Iron Post

Datum: NAD83 (CSRS) 1997.0 UTM Zone 10
 UTM Northing: 5359164.81
 UTM Easting: 446128.12
 Point Combined Factor: 0.9996310
 Estimated Horizontal Positional Accuracy is 0.05m

Datum: NAD83 (CSRS) 1997.0 UTM Zone 10
 UTM Northing: 5359137.54
 UTM Easting: 446168.80
 Point Combined Factor: 0.9996314
 Estimated Horizontal Positional Accuracy is 0.05m



The buildings are not named.

This plan lies within the District of Sooke and the Capital Regional District.

File: 0663-JK-W154
 Archive: W154-MOORE2-ST1
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria B.C. V8Z 1T3
 Tel 250.475.1515 Fax 250.475.1516
 www.islandsurveying.ca JWD

The addresses for this project are not available at this time.

The buildings included in this strata plan have not been previously occupied.

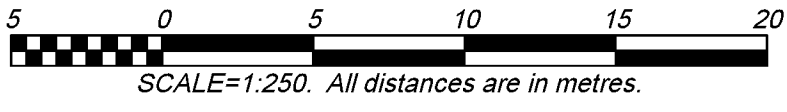
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This plan is phase 1 of a 2 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the District of Sooke.

The field survey represented by this plan was completed on the 18th day of August, 2014 Jason C. Kozina, BCLS 787

FIRST LEVEL.

**SHEET 2 OF 4 SHEETS
STRATA PLAN EPS2191
PHASE 1**

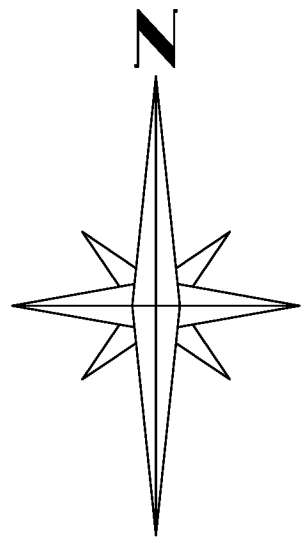


The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

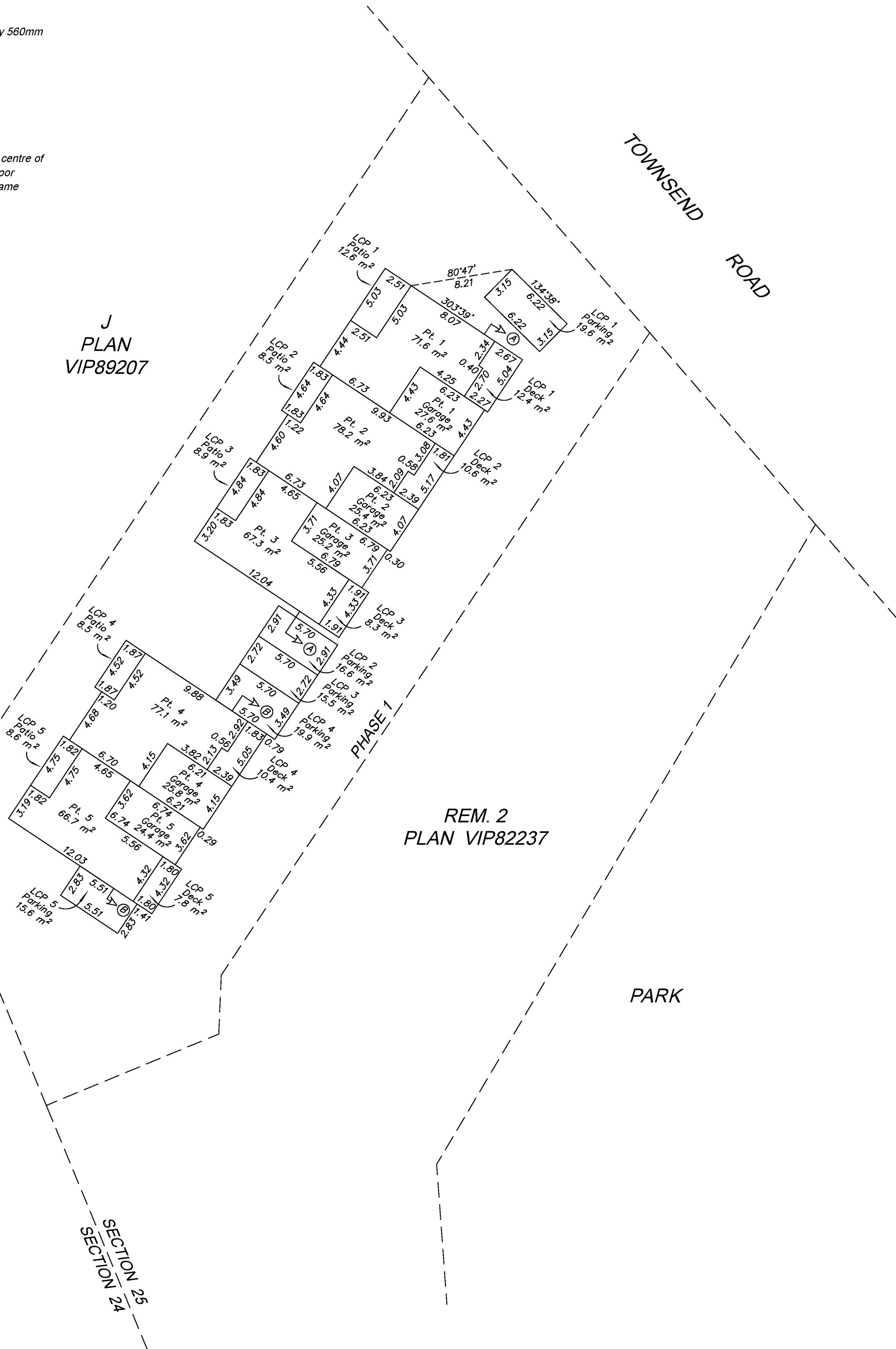
Pt. Denotes "Part Strata Lot_"
LCP Denotes "Limited Common Property, limited for the use of Strata Lot_"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



J
PLAN
VIP89207

TOWNSEND
ROAD



PARK

REM. 2
PLAN VIP82237

PARK

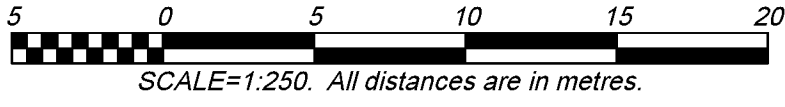
SECTION 24
SECTION 25

File: 0663-JK-W154
Archive: W154-MOORE2-ST2
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria B.C. V8Z 1T3
Tel 250.475.1515 Fax 250.475.1516
www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
August 20th, 2014

SECOND LEVEL.

SHEET 3 OF 4 SHEETS STRATA PLAN EPS2191 PHASE 1

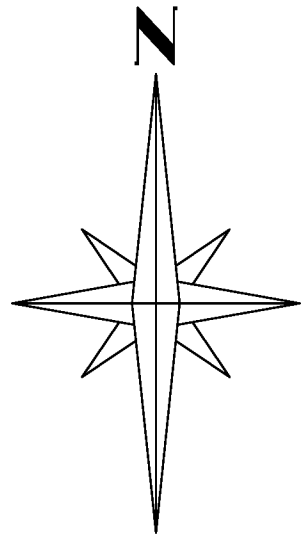


The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

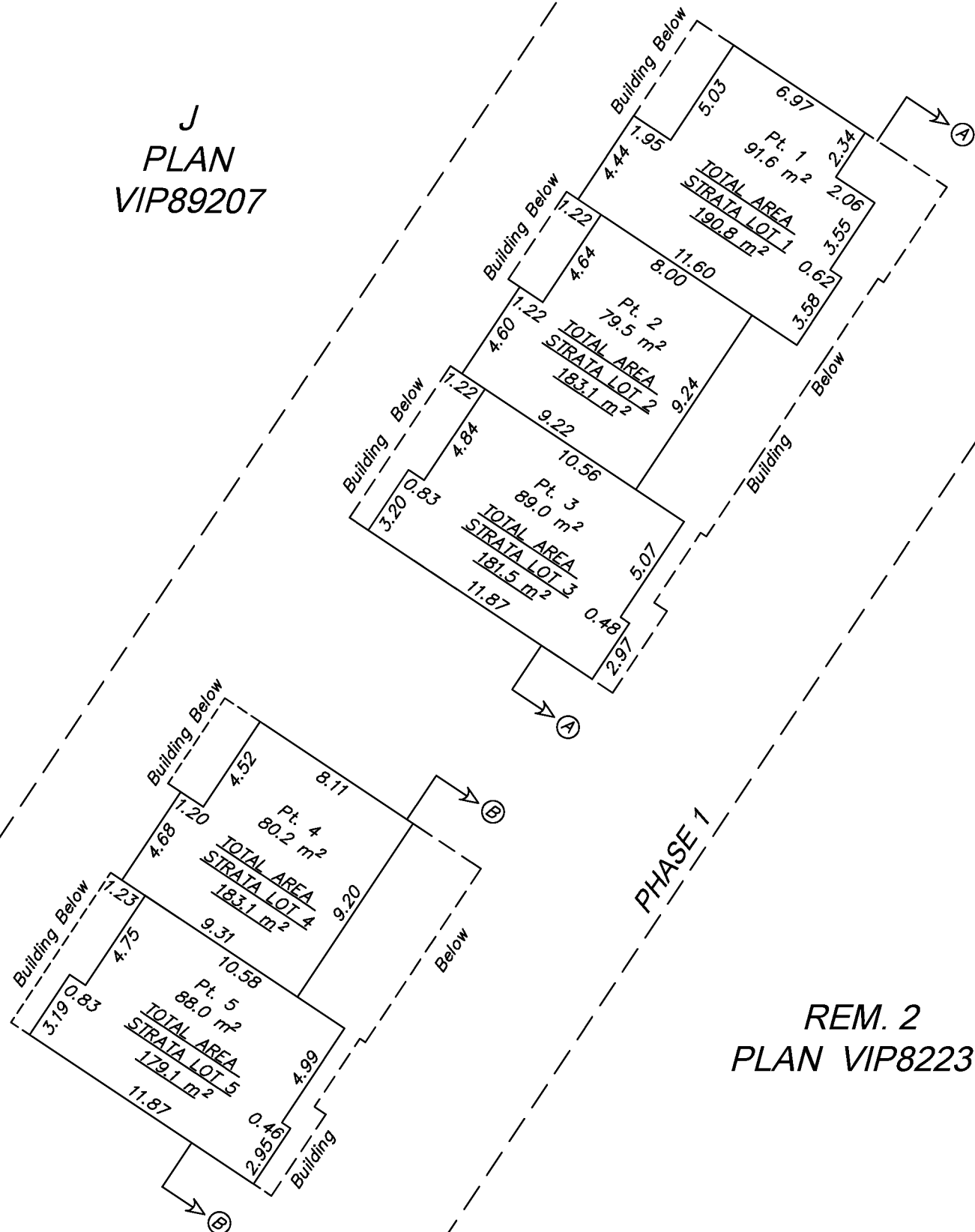
- Pt. Denotes "Part Strata Lot _"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



J
PLAN
VIP89207

TOWNSEND
ROAD

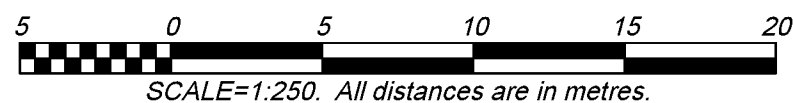


File: 0663-JK-W154
Archive: W154-MOORE2-ST3
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria B.C. V8Z 1T3
Tel 250.475.1515 Fax 250.475.1516
www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
August 20th, 2014

SECTIONS

SHEET 4 OF 4 SHEETS STRATA PLAN EPS2191 PHASE 1



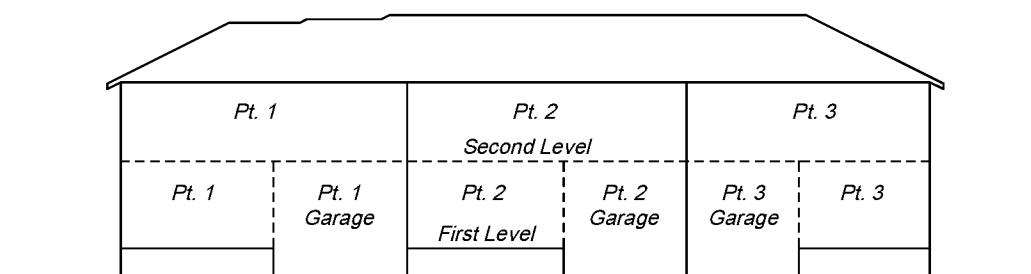
The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

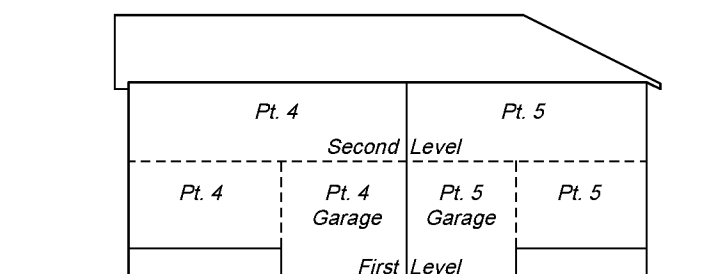
Pt. Denotes "Part Strata Lot _"
 LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

SECTION A-A



SECTION B-B



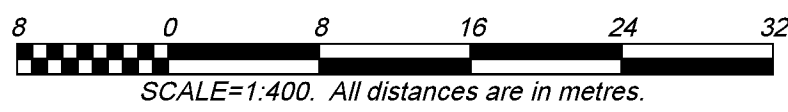
File: 0663-JK-W154
 Archive: W154-MOORE2-ST4
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria B.C. V8Z 1T3
 Tel 250.475.1515 Fax 250.475.1516
 www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
August 20th, 2014

PHASED STRATA PLAN OF LOT 2, SECTION 25, SOOKE DISTRICT, PLAN VIP82237.

SHEET 1 OF 5 SHEETS STRATA PLAN EPS2191 PHASE 2

BCGS 92B.032



Capital Regional Assessment Area

The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:400.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 10. To obtain local astronomic bearings referred to the meridian passing through Iron Post 1, subtract 0°32'37".

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from single point positioning techniques using the Precise Point Positioning (PPP) service of Natural Resources Canada.

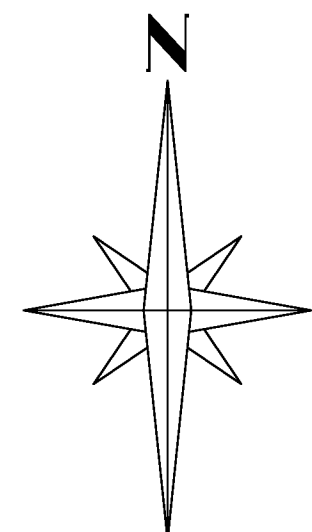
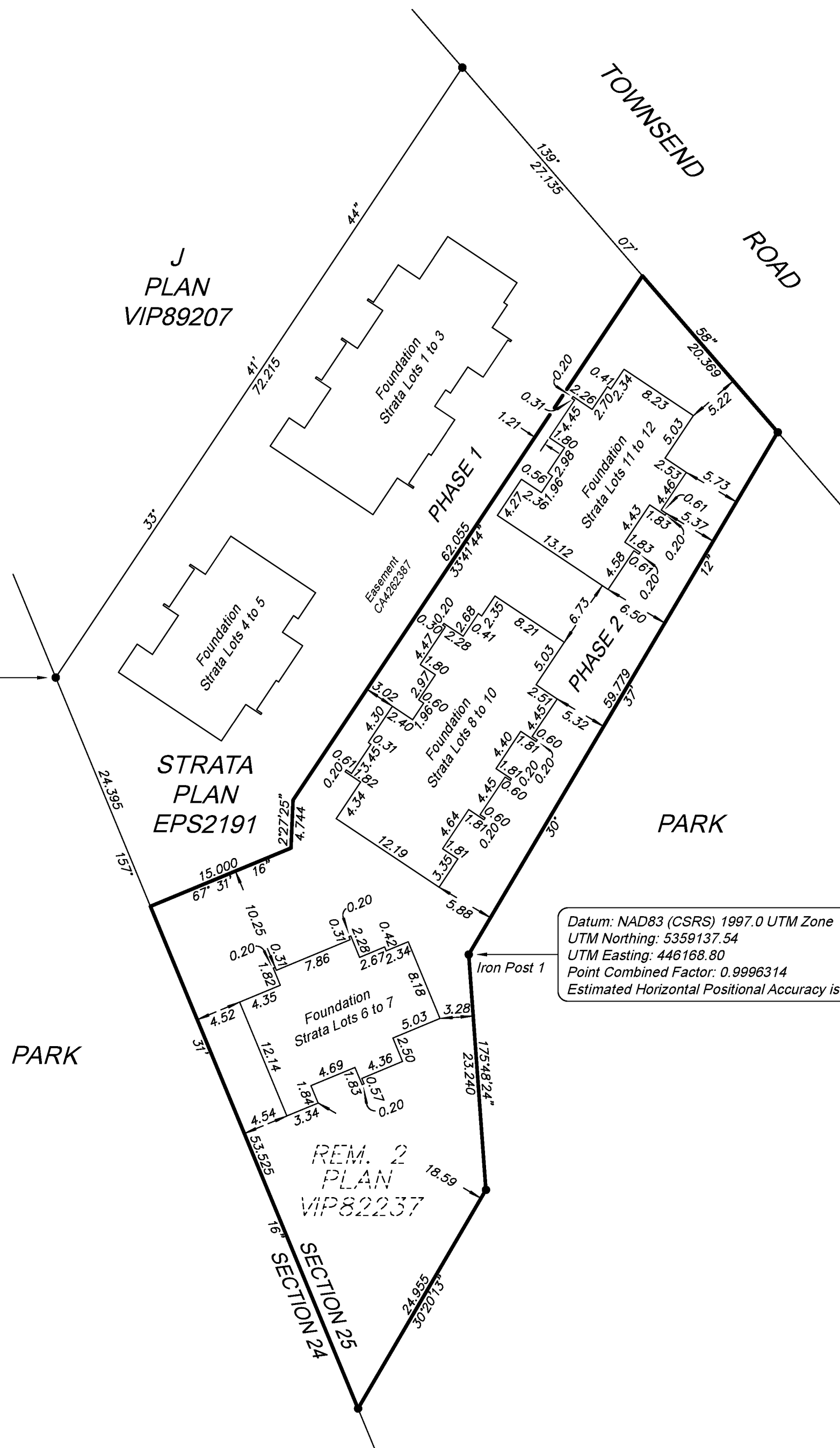
This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999631. The average combined factor has been determined based on an ellipsoidal elevation of 30 metres.

LEGEND

- Denotes Standard Iron Post found.

Datum: NAD83 (CSRS) 1997.0 UTM Zone 10
 UTM Northing: 5359164.81
 UTM Easting: 446128.12
 Point Combined Factor: 0.9996310
 Estimated Horizontal Positional Accuracy is 0.05m

Datum: NAD83 (CSRS) 1997.0 UTM Zone 10
 UTM Northing: 5359137.54
 UTM Easting: 446168.80
 Point Combined Factor: 0.9996314
 Estimated Horizontal Positional Accuracy is 0.05m



The buildings are not named.

This plan lies within the District of Sooke and the Capital Regional District.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This plan is phase 2 of a 2 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the District of Sooke.

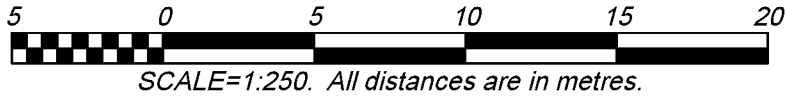
The field survey represented by this plan was completed on the 4th day of August, 2015
Jason C. Kozina, BCLS 787

File: 0722-JK-W154
 Archive: W154-MOORE2-P2-ST1
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria B.C. V8Z 1T3
 Tel 250.475.1515 Fax 250.475.1516
 www.islandsurveying.ca JWD

The addresses for this project are not available at this time.

CRAWLSPACE.

SHEET 2 OF 5 SHEETS STRATA PLAN EPS2191 PHASE 2



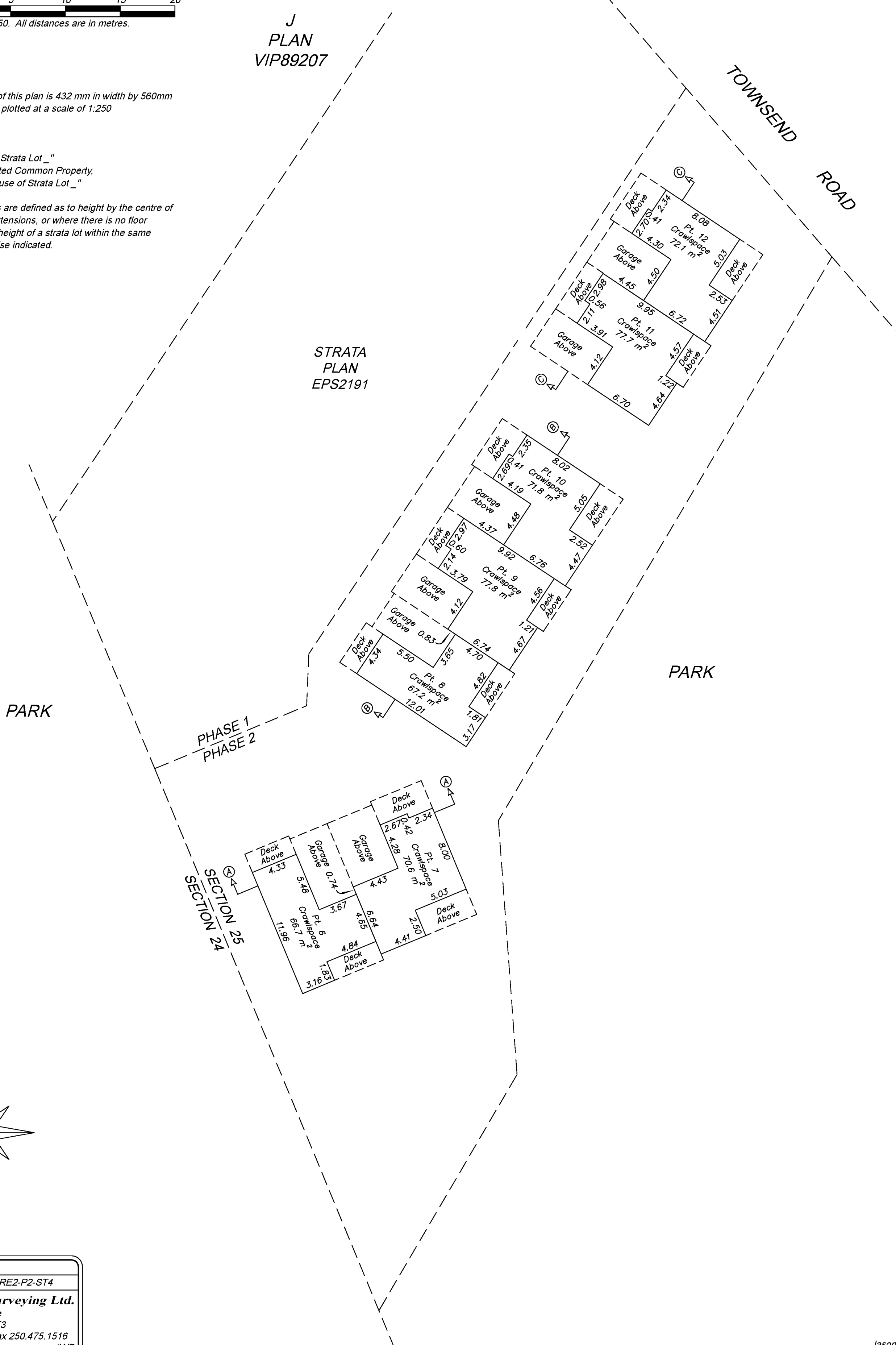
J
PLAN
VIP89207

The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

- Pt. Denotes "Part Strata Lot _"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

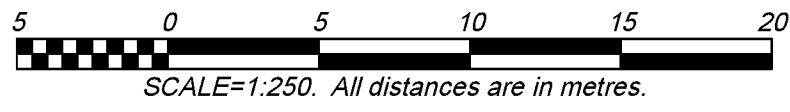


File: 0722-JK-W154
 Archive: W154-MOORE2-P2-ST4
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria B.C. V8Z 1T3
 Tel 250.475.1515 Fax 250.475.1516
 www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
August 20th, 2015

FIRST LEVEL.

**SHEET 3 OF 5 SHEETS
STRATA PLAN EPS2191
PHASE 2**



The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

Pt. Denotes "Part Strata Lot_"
LCP Denotes "Limited Common Property, limited for the use of Strata Lot_"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

J
PLAN
VIP89207

TOWNSEND
ROAD

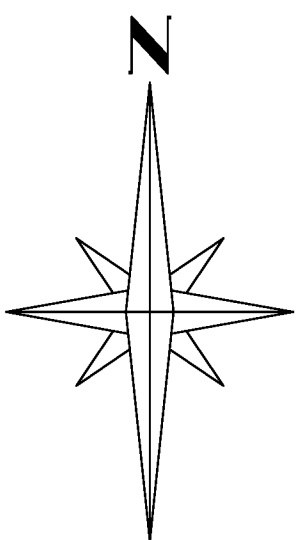
STRATA
PLAN
EPS2191

PARK

PARK

PHASE 1
PHASE 2

SECTION 24
SECTION 25

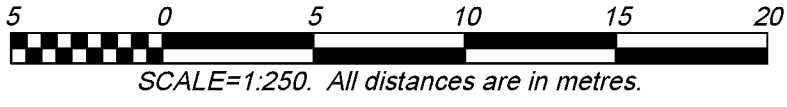


File: 0722-JK-W154
Archive: W154-MOORE2-P2-ST2
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria B.C. V8Z 1T3
Tel 250.475.1515 Fax 250.475.1516
www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
August 20th, 2015

SECOND LEVEL.

SHEET 4 OF 5 SHEETS STRATA PLAN EPS2191 PHASE 2



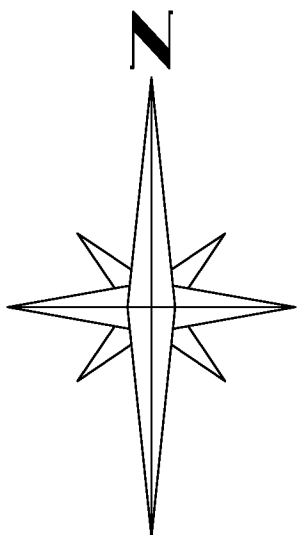
J
PLAN
VIP89207

The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

- Pt. Denotes "Part Strata Lot_"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot_"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

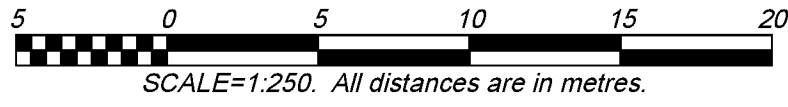


File: 0722-JK-W154
 Archive: W154-MOORE2-P2-ST3
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria B.C. V8Z 1T3
 Tel 250.475.1515 Fax 250.475.1516
 www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
August 20th, 2015

SECTIONS

SHEET 5 OF 5 SHEETS
STRATA PLAN EPS2191
PHASE 2



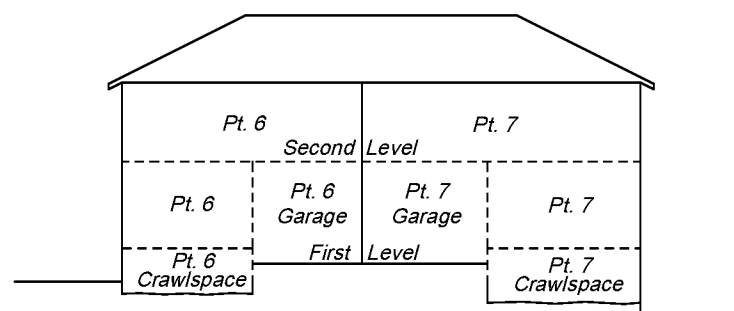
The intended plot size of this plan is 432 mm in width by 560mm in height (C Size) when plotted at a scale of 1:250

LEGEND

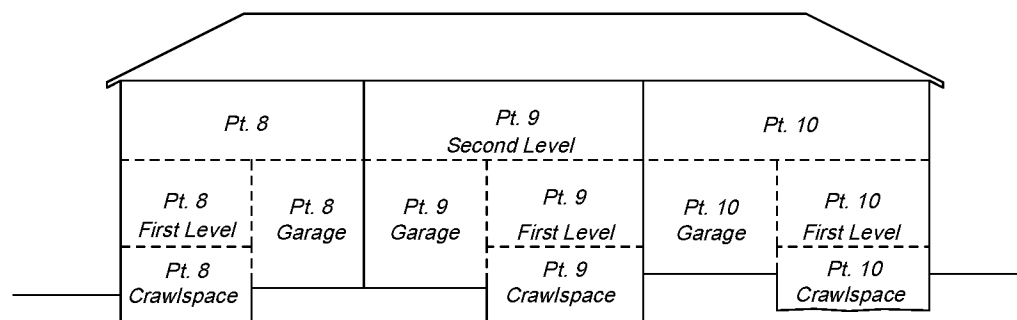
Pt. Denotes "Part Strata Lot _"
 LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

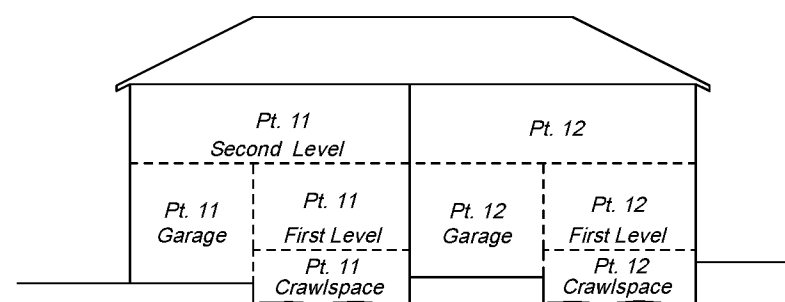
SECTION A-A



SECTION B-B



SECTION C-C



File: 0722-JK-W154
 Archive: W154-MOORE2--P2-ST5
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria B.C. V8Z 1T3
 Tel 250.475.1515 Fax 250.475.1516
 www.islandsurveying.ca JWD

Jason C. Kozina, BCLS 787
 August 20th, 2015